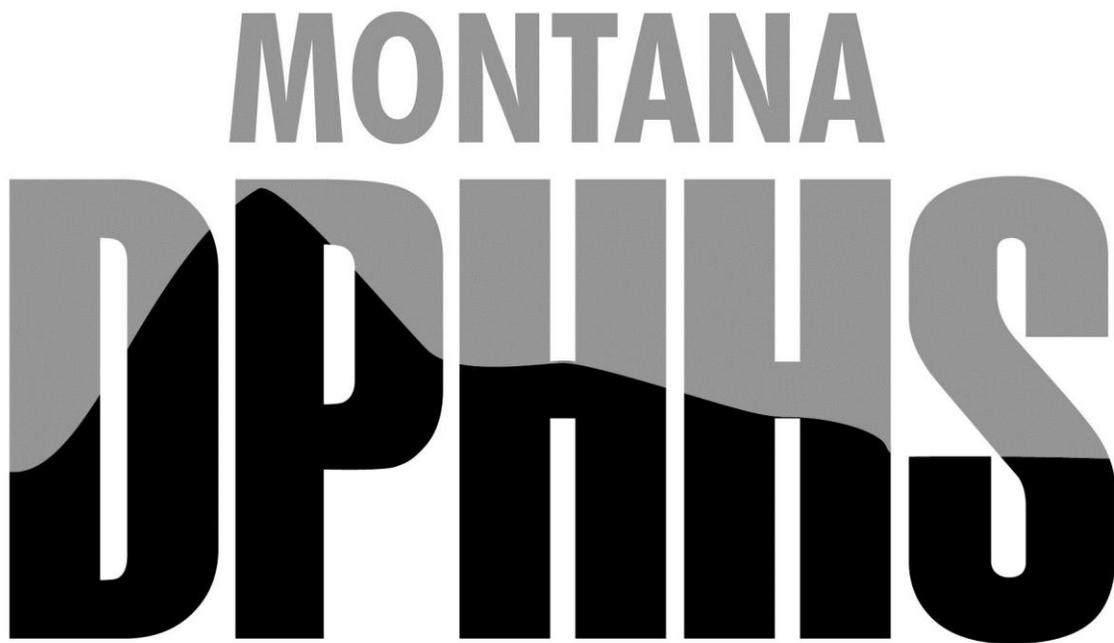


**THE MONTANA DEPARTMENT OF  
PUBLIC HEALTH AND HUMAN SERVICES  
FIFTH BIENNIAL REPORT ON HERITAGE  
PROPERTIES, 2018 - 2019**

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*REPORT TO THE MONTANA PRESERVATION REVIEW BOARD  
REPORT PREPARED BY THERESA RUSH  
FEBRUARY 2020*



*Healthy People. Healthy Communities.*

**Department of Public Health & Human Services**

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## **Executive Summary**

The Montana Department of Public Health and Human Services presents this revision of the biennial report to the Montana Preservation Review Board as required by Montana Codes Annotated (MCA) 22-3-424 (4): “an act requiring state agencies and the Montana University System to biennially report to the Preservation Review Board on the status and maintenance needs of agency heritage properties.”

MCA 22-3-424 (4) outlines five reporting requirements state agencies must include in their report to the Preservation Board. The statute requires the following:

- A. A list of heritage properties managed by the agencies as those properties have been identified pursuant to this section.
  - B. The status and condition of each heritage property
  - C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and the cost of those activities
  - D. A prioritized list of the maintenance needs for the properties
  - E. A Record of the agency’s compliance with subsections MCA 22-3-424 (1) and (2)
- In reporting on each of the three properties, we will provide the above information and supporting documents where appropriate.

### **A. List of the heritage properties managed by the agency**

Heritage sites administered by the Montana Department of Public Health and Human Services include twenty-six state-owned heritage properties that fall under our stewardship. Two sites have been listed on the National Register of Historic Places and twenty-four sites are eligible.

#### ***Montana State Hospital District***

The district is located in Warm Springs, Montana and includes:

- Administration Annex Building 24DL0792**
- Granary & Feed Mill 24DL0800**
- Horse Barn 24DL0801**
- Employees’ Residences 24DL0802**
- Milking Barn & Creamery 24DL0803**
- Root House and Granary 24DL0804**
- Hog Shed 24DL0805**
- Hog Weaner Shed 24DL0806**
- Duplex Residence for Doctors’ Quarters 24DL0808**
- Doctors’ Residences 24DL0809**
- Employee Duplex Residence 24DL0810**
- Resident C – Assistant Superintendent’s Cottage 24DL0811**
- Poultry House 24DL0823**
- Warehouse/Receiving Warehouse 24DL0824**
- Furniture Warehouse 24DL0825**
- Maternity and Calf Barn 24DL0826**
- Residence G – Doctor’s Residence 24DL0827**
- Residence H – Dr. Hogan Cottage 24DL0828**

**Residence M--Dairyman's Cottage 24DL0829**  
**Loafing Shed 24DL0838**  
**Loafing Shed 24DL0839**  
**Loafing Shed 24DL0840**  
**Fire Hall 24DL0841**  
**Main Garage 24DL0842**

*Montana State Soldiers' (Veterans') Home 24FH0356 Historic District.*

The Montana Soldiers' Home Historic District has been on the Register of Historic Places since April 1994 (94000385 NRIS) and is located in Columbia Falls, Montana.

*Montana Deaf and Dumb Asylum (Main Hall) 24JF0496*

The Montana Deaf and Dumb Asylum (Main Hall) has been on the Register of Historic Places since May 1985 (85000994 NRIS) and is located in Boulder, Montana.

**B. The status and condition of each heritage property**

The Montana State Hospital – Administration Annex Building is considered satisfactory and in good condition.

The Granary & Feed Mill is considered endangered and poor.

The Horse Barn is considered threatened and poor.

The Employees' Residences are considered endangered and failed.

The Milking Barn & Creamery are considered satisfactory and fair.

The Root House and Granary are considered endangered and failed.

The Hog Shed is considered watch and fair.

The Hog Weaner Shed is considered watch and fair.

The Duplex Residence for Doctors' Quarters is considered satisfactory and fair.

The Doctors' Residences are considered satisfactory and fair.

The Employee Duplex Residence is considered satisfactory and fair.

Resident C – Assistant Superintendent's Cottage is considered satisfactory and good.

The Poultry House is considered watch and poor.

The Warehouse is considered satisfactory and good.

The Furniture Warehouse is considered watch and fair.

The Maternity and Calf Barn are considered satisfactory and fair.

Residence G – Doctor's Residence is considered satisfactory and fair.

Residence H – Dr. Hogan Cottage is considered satisfactory and fair.

Residence M--Dairyman's Cottage is considered satisfactory and good.

Loafing Shed 24DL0838 is considered satisfactory and fair.

Loafing Shed 24DL0839 is considered satisfactory and fair.

Loafing Shed 24DL0840 is considered satisfactory and fair.

Fire Hall is considered satisfactory and fair.

Main Garage is considered satisfactory and fair.

The Montana State Soldier's (Veterans) Home HD is in satisfactory condition. The status of Old Main: Satisfactory; Commandant's House (Hospital, Headquarters Building): Satisfactory; Service Building (Chapel): Satisfactory; Dairy Barn: Satisfactory; Heating Plant: Threatened; Laundry (Carpentry Shop): Satisfactory. The condition of Old Main: Fair; Commandant's House (Hospital, Headquarters Building): Excellent; Service Building (Chapel): Excellent; Dairy Barn: Fair; Heating Plant: Poor; Laundry (Carpentry Shop): Good.

The Montana Deaf & Dumb Asylum (Main Hall) status is watch and condition is poor.

### **C. Stewardship efforts and costs**

Montana State Hospital District: Milk Barn and Creamery roof replacement \$74,296.00

The Montana Soldiers' Home Historic District: efforts have been undertaken to improve the lighting in the main campus (none of the historic buildings) in the past 2 years.

The Montana Deaf & Dumb Asylum (Main Hall): Exact future plans for the property are unknown but may include transfer or sale of the property with potential for renovation or reuse. Headwaters Resource Conservation & Development Area, Inc. (Headwaters) tasked Weston Solutions, Inc. (WESTON) to conduct a Phase I Environmental Site Assessment (ESA) of the Montana Development Center (MDC) Montana Deaf & Dumb Asylum (Main Hall) located at 46.231536° latitude and -112.114752° longitude, on Grizzly Drive (a.k.a. Main Street) in Boulder, Jefferson County, Montana. A Phase I ESA site reconnaissance visit was performed on October 15, 2019 by Ms. Mindy McCarthy. A Phase II ESA will be conducted to investigate the presence and/or extent of asbestos-containing material (ACM), lead-based paint (LBP), and possible remaining mercury-containing thermostat switches and lighting, and/or polychlorinated biphenyls (PCB)-containing light ballasts to be present at the property, and to investigate the presence of mold within/on the building. The Phase II report will start sometime in February 2020.

### **D. Prioritized list of maintenance needs for the properties**

Montana State Hospital – Administration Building needs continued routine maintenance to keep the property in safe working order. This will continue to be done as needed.

The Montana State Soldiers (Veterans) Home HD needs continued routine maintenance to keep the property in safe working order. This will continue to be done as needed.

## **E. Record of compliance with subsections MCA 22-3-424 (1) and (2)**

Montana State Hospital Cemeteries: MSH administration recently became aware of the 3 cemeteries and is coordinating with DOA Architecture & Engineering Division to get them added to the register.

Montana Mental Health Nursing Care Center in Lewistown is now 68 years old. It was originally called the Montana Center for the Aged and was built on a 40-acre site overlooking the city of Lewistown by the State of Montana. It was first occupied in October of 1952 and directed by the Montana's Department of Institutions. The Center is built with six large wings and a center section that has a kitchen, dining room, lounge, chapel, offices and nursing stations. Today it functions as the Montana Mental Health Nursing Care Center. The facility is a licensed 117-bed long term care facility established for persons who have a mental disorder, require a level of care not available in the community, but who cannot benefit from the intense psychiatric treatment available at the Montana State Hospital. DPHHS is in the process of evaluating this property as a heritage property for the next 2022 cycle.

The Montana Department of Public Health and Human Services has not adopted administrative rules to implement the Montana State Antiquities Act (22-3-424), however it does act in compliance with rules adopted under 22-3-423.

The Montana Department of Public Health and Human Services biggest challenge in identifying, evaluating, and protecting state-owned heritage properties is balancing the needs to preserve heritage properties while meeting the Agency's primary mission which is to improve and protect the health, well-being and self-reliance of all Montanans. DPHHS continues to evaluate its state-owned heritage properties and how critical they are to the operation of the facilities. Of course, all buildings that do not house patients are not as critical as those that do.